

820.01	Introduction
820.02	Environmental Considerations in Surplus Real Property Disposal
820.03	Non-Road Project Requirements
820.04	Exhibits

Key to Icons

Web site.*

820.01 Introduction

This chapter reviews the environmental issues to be addressed when WSDOT is considering disposal of real property. Procedures are given in the *Right of Way Manual* (M 26-01), Chapter 11, Property Management.

WSDOT may determine that a real property owned and under the jurisdiction of WSDOT is no longer required for transportation purposes. If it is in the public interest, WSDOT may dispose of the property by sale or exchange to entities listed in the *Right of Way Manual*, or as detailed in RCW 47.12.063.

Region Real Estate Services (RES) offices periodically review the properties they manage and determine if any should be declared surplus by preparing and circulating a disposal review package through various disciplines of WSDOT, including the Region environmental staff. The Region environmental staff review the property for consideration of the environmental issues listed in **Section 820.02**. If the Region review results in a recommendation to dispose of the property, the Region RES office submits the disposal package to the Headquarters Real Estate Services Office. The package is then routed to the Environmental Services Office (ESO) and other Headquarters Offices for review, approval, and comments.

820.02 Environmental Considerations in Surplus Real Property Disposal

The Regional Office review of property considered for disposal includes completion of an Environmental Checklist (**Exhibit 820-1**). Property is not appropriate for disposal if:

- It is suitable for retention to restore, preserve, or improve the scenic beauty adjacent to the highway. See **Chapter 459** for background on scenic quality.
- It is suitable for inclusion in WSDOT's wetlands inventory. See **Chapter 437** for background on wetland requirements.
- It is needed for a park and ride lot, flyer stop, or similar facility to accommodate high occupancy vehicles.

* Web sites and navigation referenced in this chapter are subject to change. For the most current links, please refer to the online version of the EPM, available through the ESO home page: <http://www.wsdot.wa.gov/environment/>

- Hazardous material is present on the site or any necessary cleanup has not been completed. See **Chapter 447** for background on hazardous material requirements.

If any of these environmental uses for the property become evident during the regional office review, Headquarters does not become involved. If the property is not suitable for these uses and the Region recommends disposal, the Environmental Checklist and other documents listed in the *Right of Way Manual*, Chapter 11, are submitted to Headquarters by Real Estate Services.

(1) Disposal of Pit Sites

If the property to be disposed of is or was a pit site, the following additional documentation needs to be included in the disposal review package:

- Pit Evaluation Report (DOT Form 350-023)
- Reclamation Plan
- Hazardous Materials Assessment and Remediation Reports. Any suspected hazardous materials on WSDOT property should be reported to the Area Maintenance Superintendent (inside the operating right of way), Region Real Estate Services Manager (outside the operating right of way), and/or Capital Facilities Manager. Areas of responsibility may overlap, but these managers maintain close lines of communications and will make sure the ESO and Attorney General's office are consulted for assessment, remediation, and determination of liability. See **Section 447.05** for background technical guidance.

(2) Historic Bridges – Programmatic Agreement

The July 2000 Programmatic Agreement between WSDOT, the State Historic Preservation Officer (SHPO) and Advisory Council on Historic Preservation, regarding implementation of Section 106 of the Historic Preservation Act, includes a provision related to disposal of historic bridges. The provision states:

“WSDOT shall consult with SHPO to market appropriate bridges. ‘Category 2 bridges’ is a classification used only in the 1980 Historic Bridge Inventory to represent bridges constructed prior to 1940 that were noteworthy but not National Register eligible. In the event the Category 2 Bridges cannot be sold, WSDOT agrees to take large format (4X5 inch or larger) black and white archivally processed photographs of these bridges before they are demolished or rehabilitated, and provide a copy of these photographs to SHPO.” The agreement is online via the ESO web site:

 <http://www.wsdot.wa.gov/environment/compliance/agreements.htm>

820.03 Non-Road Project Requirements

Procedural requirements for property used by ferry, aviation, and rail facilities are the same as described above for highways.

820.04 Exhibits

Exhibit 820-1 – Environmental Checklist for Surplus Real Property Disposal.



Environmental Checklist Surplus Real Property Disposal

I.C. Number	Project	Date
1. Type of Review <input type="checkbox"/> Field <input type="checkbox"/> Office	2. Past or Recent Land Use <input type="checkbox"/> Pasture/Crop <input type="checkbox"/> Pit/Stock Piles <input type="checkbox"/> Other <input type="checkbox"/> Residential/Business <input type="checkbox"/> Undeveloped Roadside Describe Use	
3. Describe existing vegetation at the site (including type and size of trees if known)		
4. Describe the topography of the site (flat, gently or steeply sloping, hummocky, etc.)		
5. Is surface water present on or near the property? <input type="checkbox"/> Yes <input type="checkbox"/> No What type (River, lake, pond, etc.)? How close?		
6. Is there wetland on or adjacent to this site? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure Describe		
7. Does it appear that the site holds surface water at any time during the year? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe		
8. Does the site have potential as a future wetland mitigation site? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe		
9. Is there evidence of potential hazardous materials (fuel tanks, dump sites, asphalt waste, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe		
10. Could this site be used for future stormwater treatment or storage needs? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Describe		
11. Could this site have potential for reducing or maintaining reduced traffic noise levels? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Recommendation and Review

Do You Recommend Disposal?

☐ Yes Explain _____

☐ No Explain _____

☐ See Attached _____

Recommendation By _____ Date _____

Title _____

Specialty Review By _____ Date _____

Title _____

Specialty Review By _____ Date _____

Title _____